



# 545 Bay Avenue Kelowna British Columbia

\$925,000

Welcome to this charming and versatile property just minutes from the heart of Kelowna. Set on a .13-acre lot with lane access, this single-family rancher with a fully detached legal carriage house offers exceptional flexibility for homeowners, investors, or multi-generational living. The main home features two bedrooms and showcases original hardwood floors, a cozy wood-burning fireplace, updated windows and furnace, and a warm cottage-style feel throughout. Step outside to a private, fully fenced backyard complete with a garden and RV parking—perfect for relaxing, entertaining, or enjoying Okanagan summers. The self-contained one-bedroom legal carriage house adds incredible value, whether used as a mortgage helper, guest suite, or home office. A garage with 220-volt power is ideal for a welder or EV charger, and thoughtful updates include a spacious extra-deep soaker tub for added comfort. Location truly sets this home apart. Enjoy a flat, walkable neighbourhood close to coffee shops, restaurants, shopping, transit, and everyday conveniences. You're also just minutes from the waterfront, Kelowna City Park, Knox Mountain, beaches, off-leash dog parks, and endless outdoor recreation. Whether you're seeking lifestyle, income potential, or a central place to call home, this property offers a rare blend of charm, function, and unbeatable location. (id:6769)

- Other 5'10" x 6'2"
- Utility room 2' x 2'5"
- Primary Bedroom 10'11" x 13'7"
- Living room 17' x 13'1"
- Laundry room 5'11" x 9'1"
- Kitchen 9'10" x 17'10"
- Foyer 4'11" x 3'10"
- Dining room 8'10" x 13'1"
- Bedroom 11'11" x 9'1"
- 4pc Bathroom 6'4" x 9'1"
- Kitchen 8'3" x 9'2"
- Living room 10'6" x 11'7"
- Dining room 8'7" x 8'5"
- Bedroom 10'6" x 11'9"
- Full bathroom 5' x 11'3"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://brandongrass.com/>



Royal

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